

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS L-4, L-8, H-9b, WP-2, L-3
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban Renewal Plan and federal financial assistance under Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Housing Associates - A and Urban Housing Associate - B have expressed a desire to develop these sites for construction of housing units under the Infill Housing Program in accordance with the provisions of the Urban Renewal Plan and Authority policies and procedures;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Housing Associates - A be and hereby is designated as developer of Disposition Parcels L-4 and L-8 subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by Mass. General Laws and Title I of the Housing Act of 1949, as amended.

2. That Urban Housing Associates - B be and hereby is designated as developer of Disposition Parcels H-9b, WP-2, and L-3 subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosures and issuance of all approvals required by Mass. General Laws and Title I of the Housing Act of 1949, as amended.

3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby determined that Urban Housing Associates - A, ~~and Urban Housing Associates - B~~ possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project.

5. That the Prototypical Plans and Specifications for the Improvements to be developed on said parcels are found acceptable.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels L-4 and L-8 between the Authority as Seller and Urban Housing Associates - A as Buyer providing for the development by the Authority of disposition parcels in the Washington Park Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the buyer's agreement to commence development on the parcels within 15 days of the date of conveyance and completion within 180 days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.

That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels H-9b, WP-2 and L-3 between the Authority as Seller and Urban Housing Associates - B as Buyer providing for the development by the Authority of disposition parcels in the Washington Park Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the buyer's agreement to commence development on the parcels within 15 days of the date of conveyance and completion within 180 days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement and that the execution and delivery by the Director of such Deed and to which a certificate of this resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).